

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**October 20, 2016**



**FP16-16: Final Plat of Osborn Business Park Subdivision – Phase 1**

**SIZE AND LOCATION:** 11.814 acres of land out of the John Austin League, A-2, and located at the east corner of Osborn Lane and Prairie Drive

**EXISTING LAND USE:** vacant acreage

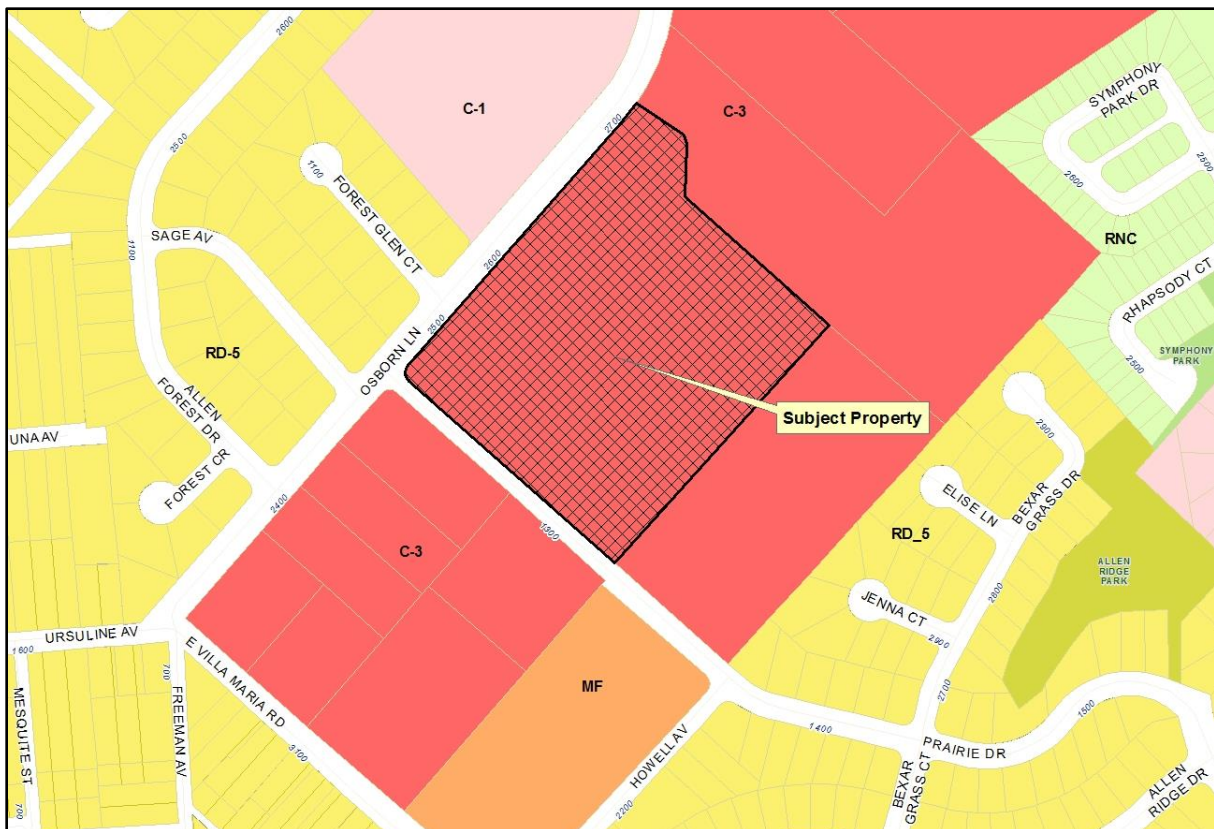
**ZONING:** Commercial District (C-3)

**APPLICANT(S):** Jerry Windham representing Wellborn Development Corp.

**AGENT:** J4 Engineering – Glenn Jones

**STAFF CONTACT:** Stephanie Doland, Staff Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this final plat.



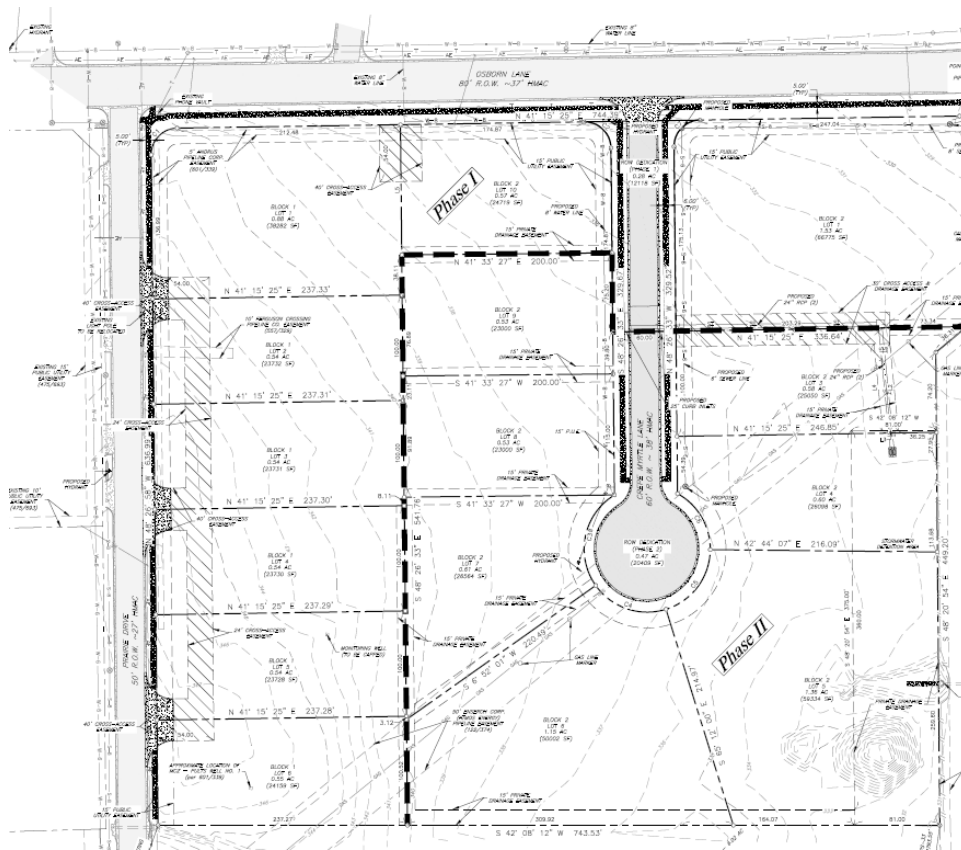
## BACKGROUND:

The applicant/property owner, Jerry Windham, is requesting to allow for the proposed subdivision of 11.814 acres of land located at the east corner of Osborn Lane and Prairie Drive to be developed in two phases with 15 commercial lots. Because the property is planned to be developed in two phases, a master plan has also been submitted for review and will be considered by the Planning and Zoning Commission during its regular meeting on October 20, 2016 (case no. MP16-04).

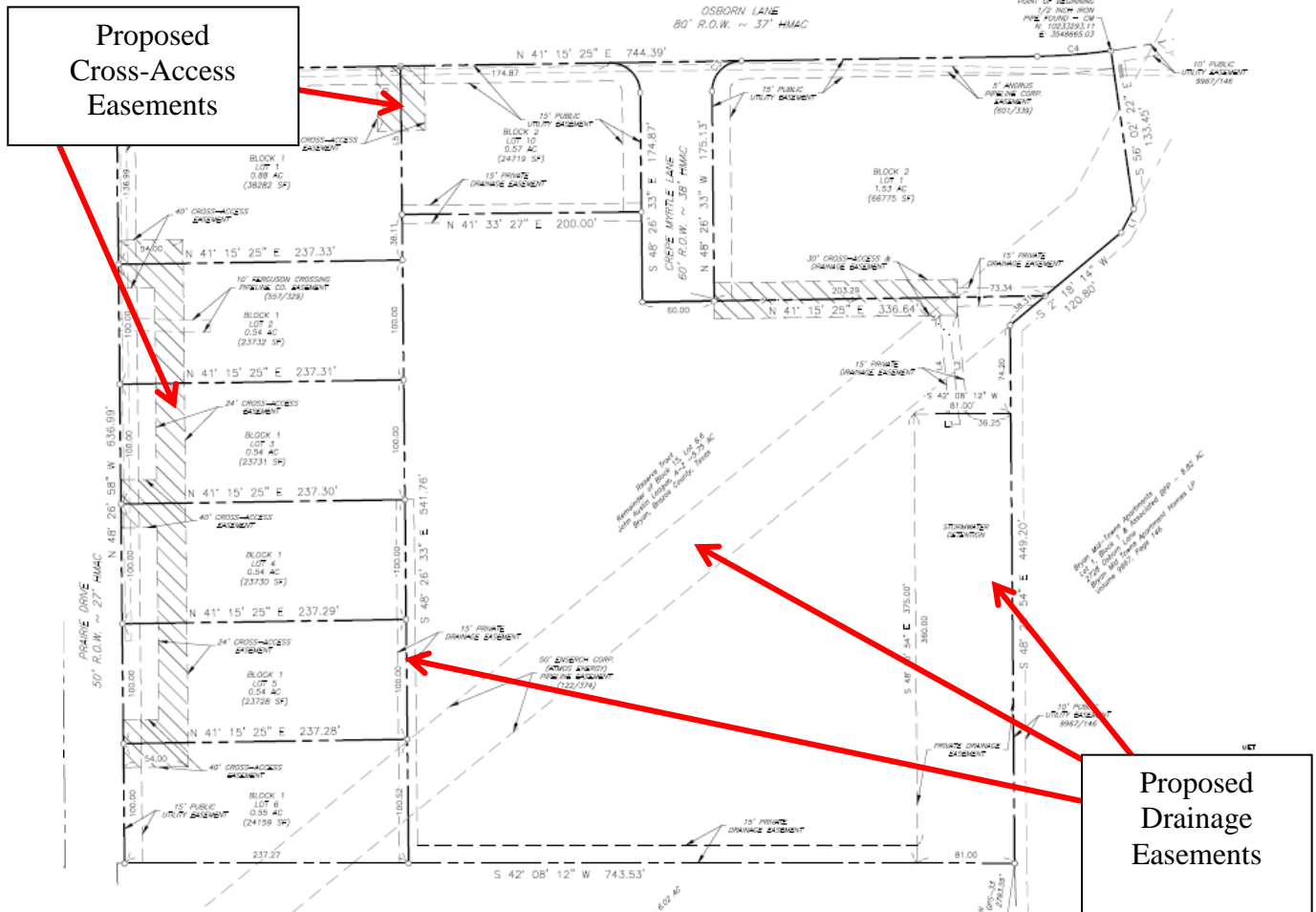
The proposed master plan depicts the creation of 8 lots in Phase 1 and 7 lots in Phase 2 of the Osborne Lane Business Park Subdivision. This proposed final plat includes the request to formally plat Phase 1 of the subdivision, as well as a reserve tract which will be replatted as Phase 2 at a later date. The proposed final plat includes the dedication of a cross-access easement parallel to Prairie Drive along Lots 1 through 6 and another access easement between Lots 1 and 10, perpendicular to Osborn Lane. The proposed final plat also includes the dedication of the first 175 feet of Crepe Myrtle Lane, a new street proposed for dedication and improvement by the developer. The proposed final plat also proposes to dedicate drainage easements throughout the property. The largest storm water area is located along the easternmost corner of the property in the form of a 30,375 square foot detention area.

In addition to the requested master plan and final plat, the applicant recently applied for, and was granted, approval of a request for an exception to Article IV, Section 110-59 (d) easements, which states that drainage easements shall not be considered part of the lot area for the purposes of minimum lot size (case no. PE16-01). On October 6, 2016, the Planning and Zoning Commission voted to approve case no. PE16-01 and therefore proposed Lot 4 is allowed to include 3,025 square feet of drainage easement area in the minimum lot size calculation. The images below further describe the location of the detention pond and drainage easement.

## EXCERPT FROM PROPOSED MASTER PLAN:



**EXCERPT FROM PROPOSED FINAL PLAT:**



**RECOMMENDATION:**

The proposed final plat is in conformance with the proposed Master Plan of the Osborn Lane Business Park Subdivision, which is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on October 6, 2016 (case no. MP16-04). With approval of that master plan, this proposed final plat will conform to all applicable standards and policies that the City of Bryan has adopted. The Site Development Review Committee and staff recommend **approving** this proposed final plat, **subject to** the Planning and Zoning Commission's prior approval of the related master plan.